



CANNON BUILDING  
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STATE OF DELAWARE  
DEPARTMENT OF STATE

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DIVISION OF PROFESSIONAL REGULATION

<b>PUBLIC MEETING MINUTES:</b>	<b>DELAWARE REAL ESTATE COMMISSION</b>
<b>MEETING DATE AND TIME:</b>	<b>Thursday, July 8, 2010 at 9:00 a.m.</b>
<b>PLACE:</b>	861 Silver Lake Boulevard, Dover, Delaware <b>Conference Room A</b> , second floor of the Cannon Building
<b>MINUTES APPROVED:</b>	August 12, 2010

### **MEMBERS PRESENT**

Vincent M. White, Professional Member, Chairman  
Gilbert Emory, Public Member  
Patricia O'Brien, Public Member  
Christopher J. Whitfield, Professional Member, Secretary  
Denise Stokes, Public Member  
Ricky H. Allamong, Professional Member

### **DIVISION STAFF/ DEPUTY ATTORNEY GENERAL**

Eileen Heeney, Deputy Attorney General  
Sandra Wagner, Administrative Specialist III  
Jessica Williams, Administrative Special II

### **MEMBER ABSENT**

Richard Brogan, Public Member  
James C. Brannon Jr., Public Member  
Andrew Staton, Professional Member, Vice Chairman

### **ALSO PRESENT**

Sandy Fader, KCAR  
Crystal Hudson, SCAOR  
Denise Tatman  
Brenda Chrosniak  
Bill Lucks  
Bill Ward

Milton Morozowich  
Kathy Morozowich

### **CALL TO ORDER**

Mr. White called the meeting to order at 9:00 a.m.

### **REVIEW OF MINUTES**

A motion was made by Mr. White, seconded by Ms. O'Brien to approve the minutes of the meeting held on June 10, 2010. The motion passed unanimously.

### **HEARINGS**

#### **Case 02-15-10 Against Donna M. Johnson**

This hearing was cancelled. The Commission reviewed the consent agreement signed by Deputy Attorney General Ms. Gadbois and Ms. Johnson. A motion was made by Mr. Allamong, seconded by Ms. O'Brien, to approve the consent agreement. The motion passed with Mr. White descending from signing the consent agreement.

#### **Case 02-16-09; 02-33-08; and 02-27-09 Against Karen S. Kimbleton**

This hearing was continued at the request of Seth Thompson, Esquire, attorney for Ms. Kimbleton. It will be rescheduled by Ms. Melvin.

### **NEW BUSINESS**

#### **Applications for Licensure**

A motion was made by Mr. Whitfield, seconded by Mr. Allamong to ratify the following new salesperson applicants as presented:

Christopher Beagle, Prudential Gallo, Rehoboth Beach, DE  
Denise Loeb, Prudential Fox & Roach Realtors, West Grove, PA  
Krista LaFashia, First Class Properties, Dover, DE  
Stephen Taylor, Bay Coast Realty, Rehoboth Beach, DE  
Karen Taylor, Century 21 Gold Key Realty, Newark, DE  
Lakesia Campbell, Millman Realty, Wilmington, DE  
Lisa Maas, Patterson-Woods & Associates, Wilmington, DE  
Mark Lally, III, Bay Coast Realty, Rehoboth Beach, DE  
Jason Willey, Century 21 Ramey Real Estate, Seaford, DE  
William Porter, Keller Williams Realty, Wilmington, DE  
Bradley Houston, Provest Realty Associates, Wilmington, DE  
Erin Dugan, Applebaum Realty, Wilmington, DE  
Elizabeth Campion, Prudential Fox & Roach Realtors, Newark, DE  
Theresa North, Keller Williams Realty, Christiana, DE  
Ann Marie Fentress, Long & Foster Real Estate, Rehoboth Beach, DE  
Casandra Phillips, Keller Williams Realty, Christiana, DE  
Andrew Enahoro, Millman Realty, Wilmington, DE  
Michael Coughlan, Millman Realty, Wilmington, DE

Carolyn Scott, Keller Williams Realty, Christiana, DE

The motion passed unanimously.

#### Applications for Licensure Continued

The application of Greg Steen for a non-resident broker's license was reviewed. A motion was made by Mr. Allamong, seconded by Mr. Emory to approve this application. The motion passed unanimously.

The application of Stephen Ferrandi for a non-resident broker's license was reviewed. A motion was made by Mr. Whitfield, seconded by Ms. Stokes to approve this application. The motion passed unanimously.

#### New Offices

The application of 360 Property Solutions for a new office was reviewed. A motion was made by Mr. Whitfield, seconded by Ms. Stokes to approve this application. The motion passed unanimously.

The application of KW Commercial for a new office was reviewed. A motion was made by Mr. Whitfield, seconded by Mr. Allamong to approve this application. The motion passed unanimously.

#### Reinstatement of License

The application of Robert Cohen for reinstatement of a resident salesperson's license was reviewed. A motion was made by Mr. White, seconded by Mr. Brannon to approve Mr. Cohen for reinstatement pending passing the national and state portions of the exam. The motion passed unanimously.

#### Status of Complaints

Complaint No. 02-26-09 – Referred to the Attorney General's Office  
Complaint No. 02-07-10 – Referred to the Attorney General's Office  
Complaint No. 02-08-10 – Referred to the Attorney General's Office  
Complaint No. 02-09-10 – Referred to the Attorney General's Office  
Complaint No. 02-10-10 – Referred to the Attorney General's Office  
Complaint No. 02-11-10 – Referred to the Attorney General's Office  
Complaint No. 02-12-10 – Referred to the Attorney General's Office  
Complaint No. 02-13-10 – Referred to the Attorney General's Office  
Complaint No. 02-18-10 – Assigned to Mr. Allamong  
Complaint No. 02-19-10 – Assigned to Mr. Allamong

#### Education Committee Report

##### Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

A motion was made by Mr. Whitfield, seconded by Mr. Allamong to approve and deny course providers, instructor applications and student requests as noted in the minutes of the July 1, 2010 meeting of the Real Estate Education Committee. The motion passed unanimously.

Review Resume for Doug Doyle

The Commission reviewed the resume for Doug Doyle which was submitted to be considered for appointment to the Education Committee as a Kent County professional member. A motion was made by Mr. Allamong, seconded by Ms. O'Brien to appoint Mr. Doyle to the Education Committee. The motion passed unanimously.

Discussion: Annual Seminar

The Commission discussed how they were going to answer the questions from the audience. Mr. White would like Mr. Brogan to take the lead with this.

Discussion: Letter from Bill Lucks Requesting to be Licensed With Two Brokerage Firms

The Commission discussed a letter from Bill Lucks requesting to be licensed with two brokerage firms, one firm is a residential firm and the other firm is a commercial firm. A motion was made by Mr. Whitfield, seconded by Mr. Emory to table Mr. Lucks' request until this issue can be discussed by all of the professional members. The motion passed unanimously.

Request from William Ward, Esquire that the Commission Release Sharon Morris' Property From Judgment in Favor of Hogan and Veith

Mr. Ward was present to discuss a judgment against Sharon Morris in favor of Hogan & Veith. Mr. Ward advised that he is attempting to settle on the property at 2526 Old Country Road in Newark. There are many liens against this property, one of which is a lien in favor of Hogan & Veith. Mr. Hogan has indicated that he does not believe that he has the right to release this property from his judgment because he received payment from the Real Estate Guaranty Fund. He believes that the Commission was subrogated to his rights when he received this payment. Mr. Ward requested that the Commission release just this lien on the property so it can be sold. He was not asking to release Ms. Morris from the judgment. A motion was made by Mr. Allamong, seconded by Mr. Whitfield to release this lien against the property only. The motion passed unanimously.

Schedule Hearing for Tisdell v. Real Estate Guaranty Fund

The Commission will leave the scheduling of this hearing to Ms. Melvin.

**OLD BUSINESS**

Review of Consent Agreement for Case 02-18-07 Against Thomas M. Harmon, Jr.

This was tabled until the next meeting.

Sign Final Order from Hearing Held on May 13, 2010 Regarding Case 02-42-08 Against Myra Mitchell

Commission members signed the final order from the hearing held on May 13, 2010 regarding Case 02-42-08 against Myra Mitchell.

Discussion: Newsletter

Mr. White will provide Ms. Melvin with the changes for Commission members to review.

Discussion: Changes to the Seller's Disclosure Forms

Mr. Allamong reviewed the changes that he had made to the seller's disclosure forms. He will forward these draft forms to the Boards of Realtors for comments.

**OTHER BUSINESS BEFORE THE COMMISSION** (for discussion only)

Mr. Allamong requested to change October's meeting date from October 14<sup>th</sup> to October 15<sup>th</sup>. This will be on the August agenda for discussion. Ms. Melvin will see if a room is available on October 15<sup>th</sup>.

**PUBLIC COMMENT**

Ms. Tatman spoke about Mr. Lucks' request to be licensed with two brokerage firms. Ms. Tatman stated that she thought that his request should be allowed.

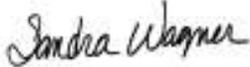
**NEXT SCHEDULED MEETING**

The next meeting will be held on Thursday, August 12, 2010 at 9:00 a.m.

**ADJOURNMENT**

A motion was made by Ms. O'Brien, seconded by Mr. Whitfield to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 10:23 a.m.

Respectfully submitted,



Sandra Wagner  
Administrative Specialist III